

11/16/21 PC AGENDA SHEET

VEHICLE RENTAL
(TITLE 30)

NELLIS BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0576-DAVIS, JEFFREY W.:

USE PERMITS for the following: **1)** incidental recreational vehicle rentals with vehicle storage in the APZ-1 Zone; and **2)** recreational vehicle maintenance separation from single family residential on 2.1 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone.

Generally located on the east side of Nellis Boulevard, 450 feet north of Alto Avenue within Sunrise Manor. MK/bb/jo (For possible action)

RELATED INFORMATION:

APN:

140-16-201-017

USE PERMITS:

1. Recreational vehicle rental in the Airport Environs Subdistrict Accident Potential Zone I (APZ-1) per Table 30.48-AE.
2. Reduce the separation between a recreational vehicle maintenance use and a single family development to 135 feet where 200 feet is the standard per Table 30.44-1 (a 33% decrease).

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2880 Nellis Boulevard
- Site Acreage: 2.1
- Project Type: Recreational vehicle rental
- Number of Stories: 1
- Square Feet: 7,000
- Parking Required/Provided: 29/29

Site Plans

The plans depict a recreational vehicle rental facility with outside storage of recreational vehicles on 2.1 acres with an existing one story, 7,000 square foot office and warehouse building. The

existing building is set back 94 feet from Nellis Boulevard and 71 feet from the southern property line. The warehouse and recreational vehicle maintenance space will be approximately 135 feet from the single family residential property located northeast of the property. Two existing driveways access the property from Nellis Boulevard. With the exception of landscaping along Nellis Boulevard, the entire site is paved. A 6 foot block wall is located on the south property line, with a 6 foot chain-link fence located on the north and east property lines. The site plan depicts 29 parking spaces, and additional storage space and parking behind the entry fence and gate.

Landscaping

There is an existing 8 foot landscape buffer adjacent to Nellis Boulevard and includes a mixture of palm trees and shrubs. The property shares 83 feet of the northeast property line with a single family residential zoned property designated as industrial on the planned land use, but currently occupied by a single family home. The applicant has covered the existing chain-link fence with screening to block the property from view at this location.

Elevations

The elevations depict a single story office with a public entrance on the Nellis Boulevard side of the lot. The attached warehouse has interior access and 3 bay doors facing north.

Floor Plans

The western portion of the building includes 3,000 square feet of offices, storage rooms, meeting rooms, and restrooms. The eastern 4,000 square feet is an open warehouse with access from 3 bays on the north wall. The recreational vehicle maintenance will take place in the warehouse space.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is proposing to operate a recreational vehicle rental facility and recreational vehicle storage facility with accessory recreational vehicle maintenance on an existing M-1 zoned property with a 7,000 square foot office and warehouse space. The warehouse will be used to maintain the recreational vehicles and prepare them for potentially long journey’s, or long term storage on the lot. No vehicle maintenance will be conducted for the public or drop in customers. Rentals are by appointment only and require online registration. No rentals or maintenance of vehicles will be permitted from street traffic or drop in business.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0479-11	Reclassified the site from M-D to M-1 zoning for existing warehouse building	Approved by BCC	December 2011
ZC-0253-86	Reclassified the site from M-D to M-1 zoning for a rental store - expired	Approved by BCC	December 1986

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0591-86	Variances to waive on-site paving and landscaping - expired	Approved by BCC	December 1986
ZC-0109-81	Reclassified the site from M-D to M-1 zoning to maintain a 7,000 square foot office and warehouse building - expired	Approved by BCC	July 1981
ZC-0072-69	Reclassified the site from R-E to M-D zoning to establish a business for the sales and service of construction equipment	Approved by BCC	September 1969

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	R-E	Undeveloped & single family residence
South & West	Industrial	M-D & M-1	Storage yards & industrial buildings
East	Industrial	R-E	Outside storage

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Site access and circulation do not interfere with traffic on Nellis Boulevard, considering there are two access driveways and clear space around the building for traffic circulation. The use of the areas adjacent to the recreational vehicle rental, maintenance, and storage will not be affected in a substantially adverse manner, when considering adjacent existing storage uses and commercial business character of the neighborhood. The granting of the use permits will be in harmony with the general purpose of the plan and Title 30 for existing property in an industrial district.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- No maintenance services for the general public.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Nevada Department of Transportation approval.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: VEGAS RV ADVENTURES, LLC

CONTACT: VEGAS RV ADVENTURES, LLC, 6437 BUBBLING SPRINGS AVE, LAS VEGAS, NV 89156